

# Sorrento Springs Quarterly



Spring Edition: Issue 5

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**G**reetings Sorrento Springs Resident,

The mission of this newsletter and the newsletter committee is to provide objective and factual content. **Any other communication regarding the newsletter, that is not found in our quarterly newsletter, is not endorsed or sponsored by the Newsletter Committee.** We are not the HOA and are a group of volunteers residing in Sorrento Springs. Our hope is that this quarterly will provide you with valuable information about our neighborhood. Your input is important in making our community a great one! Please share any thoughts and comments with us, by contacting us at:

[newsletter@eagleduneshoa.org](mailto:newsletter@eagleduneshoa.org)

Best Regards,

Your Newsletter Committee

## News From Your Community Association Manager

by Kent Taylor, LCAM

As many of you may have heard Engle Homes will not be building any more homes in Phase IV of the community as a result of a down turn in the market. Sorrento Springs is one of a number of markets that they decided to discontinue operations. EMF Capital Fund (EMF), a real estate investment bank, owns the remaining lots in Phase IV. We have been in contact with EMF to make arrangements for them to pay the annual assessment on the lots they own and to maintain the area until another builder (s) are selected to begin development in the community. Engle Homes is making every effort to clean up the vacant lots prior to leaving the community.

Since construction has stopped in Phase IV the Cardinal Road gate has been closed and will operate as a resident only gate with your remote gate opener.

You may have noticed several new stop signs in the community as well as new signs to alert drivers to children playing. Speeding within the community has been a significant safety concern and the new signs hopefully will help to remind everyone to drive safely and to abide by the 25 mile an hour posted speed limit. Please slow down and watch for children playing as you drive through the community!

Off-duty Lake County Sheriff Deputies are making random patrols of the amenity center and other areas of the community to help cut down on vandalism and to make the community safer for everyone. Many residents have reported a significant improvement since the patrols began. The officers have the full power to arrest and to issue citations as well as tickets for speeding. If you should observe someone attempting to de-

stroy HOA property or doing anything else that appears suspicious do not hesitate to call 9-11 and report it immediately.

As a result of a rash of vandalism at the amenity center late last year, a number of added security measures have been taken to help insure the safety of all homeowners. Security lighting around all of the amenity center buildings has been added and several of the exterior gates will be locked to limit access to the amenity center to a controlled area. The camera surveillance system is in full operation and with the additional security lighting at night we can now pick up images of anyone entering after dark. The Board of Directors approved the installation of a key lock system on the exercise room to limit access to adult resident members. The key lock has been installed but is not operational at this time. Information on how to obtain a key will be mailed to homeowners in the near future.

If you have noticed some tiles on the club house floor that are missing, it is a result of vandalism late last year that resulted in the air conditioning system thermostats being tampered with and the system froze and overflowed onto the floor causing the wood floor to have to be replaced. In the process, several tiles were damaged as well and new tiles are on order and should be installed soon.



## HOA Annual Membership Meeting

April 22, 2008

at

The Hampton Inn on Highway 441 in Mt. Dora

Sign in will begin at 6:30 p.m.

The meeting will start promptly at 7:00 p.m.



Continued from Page 1

The number of foreclosures on homes is at a record high nationally during the one of the most severe real estate market down turns in years. This has also impacted the Sorrento Springs community like many other communities nationwide. There are a number of vacant homes with for sale signs in the community that appears to have been abandoned. The HOA, working through the management company, is working through legal channels with the homeowners to place liens on these properties or foreclose on them as necessary to collect unpaid assessments. In addition, in severe cases the HOA has had to mow the lawn, spray for weeds and pest. This expense is also added to the homeowner's assessment and will ultimately be collected from the existing homeowner or new owner of the property.

Several calls have been placed, by residents, regarding two specific issues:

1) A truck severely ripped the 437 gate from it's hinges; we are waiting on a complete repair estimate. The gate will need to go to the repair shop to undergo major reconstruction work to get the bent sections out and reinforce it for the new hinges. This is quite a process. Frustration levels are high due to the amount of time it is taking for Florida Door Control to get back to us with details. A temporary gate has been requested, just to keep some measure of security at that entrance, but the company does not think they can put it there with the old gate configuration.

2) Several complaints have been placed that young kids are out in the middle of the night throwing rocks and beating on homeowners bedroom windows; a truly unpleasant situation. There are plans to add some late night patrols to the LCSO patrols we already have.

If you have topics you would like to see addressed at the next meeting, on **April 22**, please submit your ideas in writing via mail or send an email to Kent Taylor, Community Association Manager, in advance of the meeting. You can also reach your Community Association Manager by telephone at 407-781-1181 the best way is by email at [ktaylor@lelandmanagement.com](mailto:ktaylor@lelandmanagement.com).

As a reminder, the HOA web site is a good place to find information that you might need concerning the community. Please visit [www.eagleduneshoa.org](http://www.eagleduneshoa.org).

## Leland Management Contact Information

Gates, gate roster, gate code, gate remotes, pool key -  
Telephone: 407-781-1169

Assessment notices, late fees, coupon books, etc. - Telephone: 407-447-9955

Architectural Review Committee application status or questions - Telephone: 407-781-1406 /  
[arb@lelandmanagement.com](mailto:arb@lelandmanagement.com)

All other Association matters contact Kent Taylor, LCAM -  
Telephone: 407-781-1181 or via email at [ktaylor@lelandmanagement.com](mailto:ktaylor@lelandmanagement.com).



## **Sorrento Springs Easter Egg Hunt**

**Friday, March 21st from 10:30-12:30**

\*Bring a picnic lunch to enjoy after the egg hunt

\*There will be two separate egg hunting areas; one for children ages 4 and under and one for elementary school aged children



\*All families participating, please drop off **12 candy (wrapped) or treat filled plastic eggs** to Missy Broker at 34019 Terragona Drive by **Tuesday, March 18th**. (Please feel free to leave these in the mailbox). Any questions, contact Missy at [mjbroker@comcast.net](mailto:mjbroker@comcast.net)



## **My Safe Florida Home**

By Lynette Scarafino

With Hurricane season approaching fast, means to reduce your homeowners insurance can be accomplished through wind inspection to verify your home meets specific standards. My Safe Florida Home, [www.mysafefloridahome.com](http://www.mysafefloridahome.com), is a site to help Floridians identify how they can strengthen their homes against hurricanes and to reduce hurricane damage exposure in our state; the My Safe Florida Home program is offering free wind inspections by qualified hurricane mitigation inspectors to eligible homeowners.

This is not an entitlement program. You must apply and obtain approval in order to receive the free inspection. Requesting or obtaining an inspection does not guarantee or automatically qualify you for a grant. Floridians whose homes have undergone wind certification and hurricane mitigation inspections approved by the Department of Financial Services may be eligible to apply for matching grants up to \$5,000.

The My Safe Florida Home program is working with local governments and the Volunteer Florida Foundation to offer low-income homeowners an opportunity to strengthen their homes against natural disasters.



## **A Reminder from Eagle Dunes Golf Club....**

Eagle Dunes Golf Club has been experiencing many homeowners on the golf course walking, playing football, driving motorbikes and even selling golf balls to golfers. Homeowners, please be reminded that the golf course is for registered golfers only.

If you would like to ask a question for the next quarterly or request that a specific topic be addressed, please e-mail your newsletter committee at: [newsletter@eagleduneshoa.org](mailto:newsletter@eagleduneshoa.org)



## **Sorrento Springs Classifieds**

**WEBMASTER** – Sorrento Springs is looking for a talented resident webmaster(s) to design the eagleduneshoa.org website. This is a voluntary position and the person(s) who complete the work will get have a free advertising spot on this newsletter for one year. Anyone interested should email the newsletter group at [newsletter@eagleduneshoa.org](mailto:newsletter@eagleduneshoa.org).

**ADVERTISERS** – **Attention** all lawn and pool maintenance, house cleaning, pest control and other small businesses! Sorrento Springs newsletter is looking for advertisers for our next quarterly issue. Don't miss out on the opportunity to be the first to have your ad seen by over 400 homeowners in the new Sorrento Springs newsletter. For pricing and availability, please contact the newsletter group at [newsletter@eagleduneshoa.org](mailto:newsletter@eagleduneshoa.org).

**ITEMS FOR SALE** – Do you live in the neighborhood and have items for sale? List them in our next newsletter. Contact [newsletter@eagleduneshoa.org](mailto:newsletter@eagleduneshoa.org) to have your information posted

 **SORRENTO SPRINGS FLORIDA** Your Neighborhood Realtor®

**Craig Henderson** Office: (352) 383-7104  
realtor-associate  Toll Free: (866) 756-0719  
Fax: (352) 383-5834  
Cell: (352) 988-3917  
[craig@davelowerealty.com](mailto:craig@davelowerealty.com)

 **dave lowe realty**

## Sheppard's Lawn Care

Randy: (352) 978-0905

Angie: (352) 978-1564

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Free Estimates

**Real Estate Update**

by Craig Henderson

ENGLE only has 6 more houses to sell, and then they are finished building in Sorrento Springs. This will put the completion of Phase IV on hold for the next few years. Also note, that Lake County Zoning has ruled that Phase V must be "one house per acre" which is very good news. This will keep the open and inviting feel of our community in tact and in balance with our surrounding neighborhoods.

Look for info / details on whom to contact to reassess taxable value for those who bought homes in 2005 & 2006. With the average selling price of \$125 per square foot in 2007, most homeowners would benefit by checking their tax bills from this year and preparing for next fall. It could really pay off to set your assessed value as low as possible to lock in the long term savings that the new Homestead Exemption rules allow.

If you have any questions or comments, please feel free to contact your local real estate professional.

"Source: MFRMLS data from 59 Sold Listings from 01/01/2006 to present. PDF of report will be posted on Eagle Dunes HOA website for download / viewing."

**Calling all Sorrento Springs Teens!**

If you are interested in spreading the word about a service you would like to offer your neighbors—babysitting, yard work, pet sitting, etc. Please email Missy Broker at:

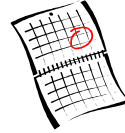
**mjbroker@comcast.net.**

Depending upon the amount of emails received and level of interest, a "meet and greet" will be organized some time in April or May.

Our Sorrento Spring teens can "meet and greet" interested neighbors and use this as an opportunity to advertise their service.

Teens! If we do have enough interest to organize this event, be creative and generate flyers, business cards, etc.

**Ladies! Mark Your Calendars**



*Ladies' Night Out will be held on the third Thursday of each month\**

*At 7Pm in the Amenities Building.*

*Bring an appetizer to pass and a beverage of your choice.*

*We need volunteers to set up and meet and greet on LNO evenings. Please contact Jana if you would like to volunteer for a LNO or for more information at*

*352-589-1718 or email [spencebj1@comcast.net](mailto:spencebj1@comcast.net).*

*\*March 20th, April 17th, May 15th & June 19th*

*If anyone has a fun and easy game to share, please bring it*

**Ladies...are you interested in joining a Bunko group as a sub or starting a new group? If so contact Eleanor Bailey at [steffeless@aol.com](mailto:steffeless@aol.com).**

